

ORDINANCE NO. 20061005-025

AN ORDINANCE GRANTING A WAIVER FOR PROPERTY LOCATED AT 508 SUNNY LANE FROM CERTAIN DEVELOPMENT REGULATIONS PRESCRIBED BY ORDINANCE NO. 20060309-058 TO ALLOW CONSTRUCTION OF A DUPLEX RESIDENCE.

BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF AUSTIN:

PART 1. This ordinance applies to the construction of a duplex residence on property located at 508 Sunny Lane. The two story structure will have a floor area of 3,870 square feet.

PART 2. Applicant has filed a waiver application requesting that Council waive Part 4(A) of Ordinance No. 20060309-058 which requires that application for a demolition or relocation permit must be filed concurrently with an application for a permit described in Subsection (C) or (D).

PART 3. Applicant has also filed a waiver application requesting that Council waive Part 4(C) of Ordinance No. 20060309-058 which limits a building permit for a new structure on a lot where, before March 9, 2006, a structure has been or will be demolished or relocated, the new structure's size is limited to the greater of:

- (1) 0.4 to 1 floor-to-area ratio;
- (2) 2,500 square feet; or
- (3) 20 percent more square feet than the existing or pre-existing structure.

PART 4. Council has considered the factors for granting a waiver from development regulations prescribed by Ordinance No. 20060309-058. Council finds that such a waiver is justified because:

- (A) the development limitation imposes undue hardship on the applicant; and
- (B) the development proposed by the applicant will not adversely affect the public health, safety, and welfare.

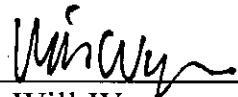
PART 5. A waiver is granted from Part 4(A) and Part 4(C) of Ordinance 20060309-058 to allow the construction of a duplex residence located at 508 Sunny Lane without filing a demolition permit concurrently with the building permit, and for a total structure size not to exceed 3,870 square feet.

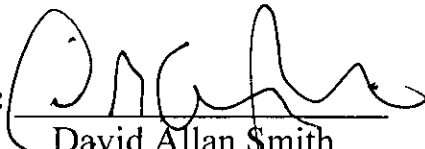
PART 6. This ordinance takes effect on October 16, 2006.

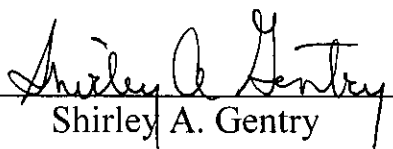
PASSED AND APPROVED

October 5, 2006

§
§
§


Will Wynn
Mayor

APPROVED: 
David Allan Smith
City Attorney

ATTEST: 
Shirley A. Gentry
City Clerk